

Waterfall Cottage

1 Holmisdale | Glendale | Isle of Skye



Galbraith



A charming, modernised traditional cottage in an unspoilt setting.



Dunvegan 8 miles | Portree 29 miles | Skye Bridge 52 miles
(All distances are approximate)

One Reception Room. Two Bedrooms.
Attractive grounds with burn and waterfall.
Stone byre and garden shed.

Set in the protected environment of Glendale community-owned estate
Spectacular views over Glendale to Loch Pooltiel.
Currently a successful holiday let.

About 1.14 hectares (2.82 acres) in all.

Offers over £250,000

Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA
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galbraithgroup.com

Situation

Waterfall Cottage is a charming traditional cottage in the scattered township of Glendale in the Duirnish peninsula on Skye. The cottage is set into the hillside and has beautiful, far-reaching views across Glendale to Loch Pooltiel.

The Isle of Skye is the best known of the Inner Hebridean islands off the west coast of Scotland. Famous for its romantic, historical associations and magnificent landscape dominated by the Cuillin Mountains, the island is very popular attracting many tourists throughout the year as well as those who seek to enjoy a peaceful lifestyle in unspoilt and beautiful surroundings.

Glendale is a community-owned estate made up of a protected landscape of moorland and mountains, and a stunning coastline of coral beaches and spectacular cliffs. There is a wide range of attractions in the area including Dunvegan Castle, the famous Michelin starred Three Chimneys Restaurant, and the MacLeod's Tables on the eastern boundary of the estate. The village of Lephin has a Post Office with general store and two cafes, while Dunvegan has a grocer and newsagent, and Portree has a good range of shops and facilities including two supermarkets, banks, pharmacies and a secondary school. Inverness, about 3 hours' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

Description

Named after the waterfall in the burn that runs along the northern boundary of the site, Waterfall Cottage has been fully renovated by the current owners in the late 1990's and since then they have maintained the property well and carried out improvements when required. Recent work includes upgrading the heating system and erecting a new garden shed.

Waterfall Cottage is currently a successful holiday let, managed through cottages.com and associated websites. The cottage is licenced – STL Licence No HI-30515-F.





Accommodation

Ground Floor - Entrance Hall. Sitting Room. Dining Kitchen. Bathroom.

First Floor - Two double Bedrooms. Walk in Store.

Garden Grounds

The property is approached from the single track public road, a driveway leading to a gateway and parking area in front of the house.

The grounds extend to approximately 2.82 acres. There is a fenced garden to the front of the cottage, while the remaining land is laid to rough grazing and extends to the roadside. The burn with its waterfalls is a lovely feature of the property and adds to the biodiversity of the site.



Outbuildings

Adjacent to the cottage is a former stone byre under a corrugated iron roof. Formerly for housing livestock, the byre is currently used as a general store but has the potential, subject to the necessary consents, for conversion to a garden studio or office.

To the rear of the cottage is a modern, timber garden shed.

Tenure	Local Authority	Current Rateable Value	EPC
Freehold	Highland Council	£2,700	F

Services

Mains Water and Electricity | Private Drainage | Electric Heating | Broadband and Mobile Coverage Available*

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



Directions

Exact grid location - What3Words - ///ejects.complain.heightens

Fixtures And Fittings

Waterall Cottage is sold as seen.

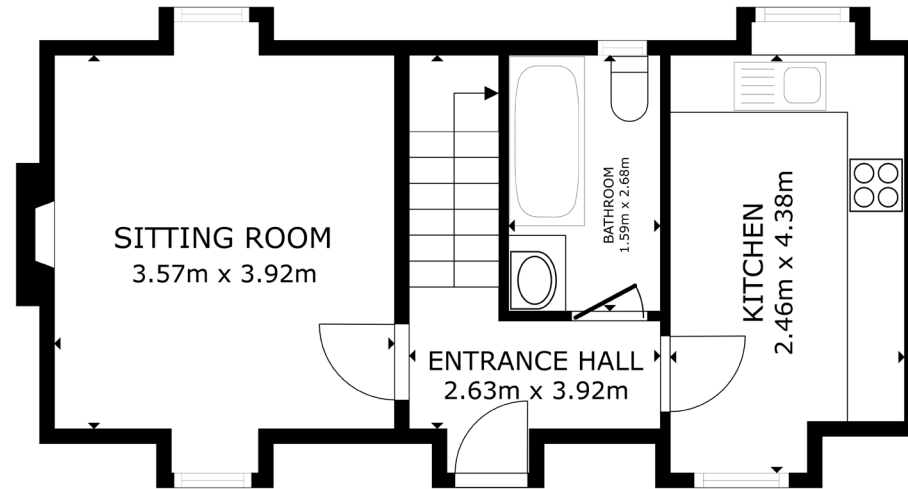
Viewing

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

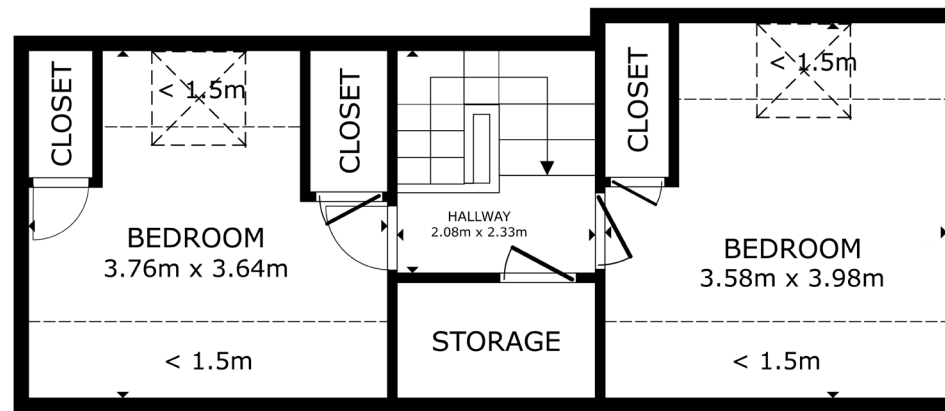




WATERFALL COTTAGE, GLENDALE, ISLE OF SKYE IV55 8WS



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 FLOOR 1 37.0 m² FLOOR 2 26.3 m²
 EXCLUDED AREAS : REDUCED HEADROOM 9.8 m²
 TOTAL : 63.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Solicitors

Kerslands
Milngavie

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2026.





 Galbraith